PT OF GOVT LOT 1
IN OR 1384/423

DAVIS SHARON/DAVIS JOYCE
45201 BISMARK ROAD
CALLAHAN, FL 32011

2026

28-2N-25-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

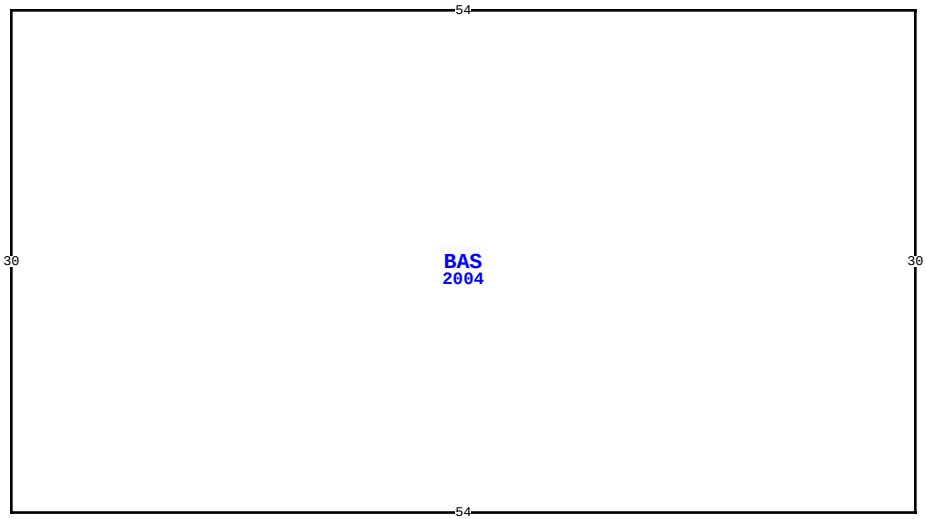
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2004	1,620	165,211
TOTALS	1,620			1,620	165,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,620	112.6080	118.24	191,549	1990	1997	0	0	0	13.75	86.25

1 SINGLE FAM 100% - 2006 Heated Area: 1620 HX Base Yr 2006



45201 BISMARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		165,211
TOTAL MARKET OB/XF VALUE		3,596
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		218,807
SOH/AGL Deduction		108,695
ASSESSED VALUE		110,112
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		58,701
TOTAL JUST VALUE		218,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R5550	REPAIR/RRF	2,400	10/29/2003
B11783	HOUSEMVING	0	10/16/2003
B11699	FOUNDATION	0	09/16/2003
8010	MH MOVE-ON	15,000	12/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/0423	1/25/2006	WD	U	I	07	100
GRANTOR: DAVIS JOYCE						
GRANTEE: DAVIS JOYCE & SHARO						
1383/0867	1/23/2006	QC	Q	I	01	100
GRANTOR: DAVIS JOYCE						
GRANTEE: DAVIS JOYCE & SHARO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W54 S30 E54 N30$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	100	16	10	160.00	SF	18.30	18.30	100	1990	1990	3	20	586	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,596

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS